

Cristo Rey Jesuit High School

Response to Plan Feedback from LPCA

10/30/2025

1. What kind of fencing is going to be used to separate the sports field area from the residential areas of Locust Point? (Height, material, color gates, signs)

Fencing between sports field area and school is intended to be 6'-0"H black decorative metal fencing with matching gates. The plan north fence and a portion of the plan west fence are anticipated to be 12'-0"H black chain link fence. No field goal netting is currently anticipated as the field is intended for lacrosse and soccer use. Signage will be determined during the design process.

2. What is being installed, if anything, as a separator for the parking lot to the Lutheran Church?

No separator between the parking lot and Lutheran Church is proposed. The existing condition is to remain.

3. What kind of signage is there going to be at the Beason St. parking lot/ drop off area?

No signage is being proposed along the path of the street. The planned signage for the building is only the locations shown in the exterior elevations and exterior rendering.

4. Is there going to be a fence between the green space on Haubert St and the parking lot/drop off area?

Existing fencing is intended to remain between the green space on Haubert St and the parking lot/drop off area.

5. Is there going to be fencing, and if so what type, (Height, material, color gates, signs) around the green space on Haubert St.?

No fencing is being proposed around the green space on Haubert St.

- 6. What are you going to do with the space at the end of Beason St. by Lowman St. and the railroad tracks? (parking, green space, storage, etc.?)**

The school is still evaluating their need for the space, and if not required for programming, the school would consider turning this area into green space with appropriate screening from the railyard.

- 7. Will you continue to have a gated exit onto Haubert St. from the Staff parking lot? (A good emergency exit in case there is a train)**

The existing gated exit will remain.

- 8. Will you maintain the minimal green space on the Haubert St. extension to Hull St. by the train tracks like Under Armour does?**

This green space is outside of the school property, and responsibility for maintenance of this space will be the responsibility of the owner of that property.

- 9. Will you continue to have electric car charging stations in the Staff parking lot? If so, will the public be able to use these in non-school hours?**

The electric car charging stations and EV spots will remain. They will be available to use during non-school hours.

- 10. What type of surface are you going to have for the athletic field? We prefer natural grass for environmental concerns and the safety of the athletes.**

We have not made a decision yet on the surface material for the athletic field.

- 11. The athletic fields don't have any lighting or score boards in the plans, would you please add them even if they are not part of the initial implementation so residents can understand placements and integration into the community.**

A scoreboard and four lighting poles are currently planned for the field and have been added to the plans. The precise location of the scoreboard and lighting is conceptual in nature & subject to change/further refinement. If lights are installed, we would anticipate them being turned off by 10pm.

12. Would you please add to your drawing any external building/pathway lighting and descriptions.

We plan to have pedestrian scale lighting on campus. No additional street lighting is planned. The parking lots will be lighted. Fixtures are planned to be shielded with light focused inwards to limit light extending beyond parking area. This site lighting has not been designed yet.

13. We thank you for selecting native trees and species that are on the City's list of acceptable trees.

14. The existing trees in the green space on Haubert St. are old, invasive and are a hazard to the community. They are continuing to drop large limbs on the sidewalk and cars, some have been toppled in recent storms and we highly recommend that you remove and replace them for liability reasons.

As a team, we've reached out to Grace Hansen (Department of Planning) on this item to seek feedback on tree removal.

15. Can someone also please address the possibility of a bus stop being added in the neighborhood to accommodate school? I imagine that DOT is considering something like this and while it potentially could cut down on car traffic, we would have real concerns with buses going up and down Hull Street.

We have no intention of requesting a bus route to come down Hull St.

1. OWNER:
CHEERS BUILDING LLC
1500 ANNETT/ST. ANAY STE 101
BALTIMORE, MD 21230
2. APPLICANT:
MK CONSULTING ENGINEERS, LLC
1601 PORTER STREET, SUITE 401
BALTIMORE, MD 21230
ATTN: ANTHONY J CORTEAL JR
PH: (410) 804-3155
EMAIL: AUGUSTALE@MKCENG.COM
3. PROPERTY INFORMATION:
4502 BEANSON STREET
BALTIMORE, MD 21030
WARD 24, SECTION 12, BLOCK 1987B, LOT 6
PROPERTY AREA: 1.1745 ACRES
NEIGHBORHOOD: LOCUST POINT

PROJECT AREA: 1.1745 ACRES
PRELIMINARY LOT: 3.4 ACRES
4. ZONING: THIS SITE IS LOCATED WITHIN THE BOUNDARIES OF THE UNDER ARMOUR HEADQUARTERS PLANNED UNIT DEVELOPMENT. NO NEW OR CHANGING TO THIS PUD IS PROPOSED. THE CHANGES ON THIS PLAN WILL BE APPROVED AS A MINOR AMENDMENT PER THE PLANNING DEPARTMENT. THE SITE IS ZONED IMU-1 (INDUSTRIAL MIXED-USE).
5. LAND USE:
EXISTING: OFFICE
PROPOSED: EDUCATIONAL (SCHOOL, PARKING, SPORTS FIELD)

4. BULK AND YARD REGULATIONS: IM-1 (INDUSTRIAL MIXED-USE). SEE SUMMARY TABLE THIS SHEET.
7. PARKING: SEE PARKING CHARTS ON THIS SHEET FOR OFF-STREET AND BICYCLE PARKING.
8. URBAN RENAISSANCE: THIS SITE IS NOT LOCATED IN AN URBAN RENAISSANCE AREA.
9. HISTORIC DESIGNATION: THIS SITE IS LOCATED WITHIN THE LOCUST POINT HISTORIC DISTRICT WHICH IS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
10. AREA MASTER PLAN: THE SITE IS LOCATED WITHIN THE LOCUST POINT MASTER PLAN (2004).
11. FOREST CONSERVATION: THE SITE IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA) AND WILL COMPLY WITH THE CITY OF BALTIMORE CRITICAL AREA MANAGEMENT PLAN. THE SITE IS LOCATED WITHIN THE BALTIMORE CITY SUPPLEMENT TO THE STATE FOREST CONSERVATION MAP. NO FOREST IS PRESENT ON-SITE. A SIMPLIFIED FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN WILL BE PREPARED FOR THIS PROJECT.
12. CRITICAL AREA: THE SITE IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
13. WATERSHED: THE SITE IS LOCATED WITHIN THE BALTIMORE HARBOR WATERSHED (02150403).
14. STREAMS & WETLANDS: THERE ARE NO WETLANDS OR STREAMS WITHIN THE PROJECT SITE PER MARYLAND DEPARTMENT OF NATURAL RESOURCES (DNR) MAPPING.
15. FLOODPLAIN: THE SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN PER FIRM MAP 24080100256 AND 24080100267.
16. SOIL CLASSIFICATIONS: SEE SOIL SUMMARY TABLE ON EXISTING CONDITIONS PLAN.
17. STEEP SLOPES: NO STEEP SLOPES 25% OR GREATER EXIST ON SITE.
18. CRITICAL HABIT AREAS: THERE ARE NO CRITICAL HABITS LOCATED ON-SITE.
19. STORMWATER MANAGEMENT: THE STORMWATER DESIGN WILL UTILIZE ENVIRONMENTAL SITE DESIGN (ESD) TO THE MAXIMUM EXTENT POSSIBLE AND COMPLY WITH THE 2012 MD WQMD STORMWATER MANAGEMENT REGULATIONS (OR LATEST VERSION). A STORMWATER MANAGEMENT PLAN WILL BE PREPARED AND SUBMITTED TO BALTIMORE CITY DPA FOR REVIEW AND APPROVAL.
20. UTILITIES: EXISTING UTILITIES SHOWN HERE MAPPED BY FOUR OAKS GEOPHYSICS DATED AUGUST 25, 2025.
21. BASE INFORMATION: THE BASE MAP IS COMPILED FROM A PRELIMINARY BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY FIRST ORDER LLC ON SEPTEMBER 26, 2023 AND SUPPLEMENTED WITH BALTIMORE CITY GIS.

CATEGORIES	ZONING DISTRICT : IMU-1	PROPOSED PUD
MINIMUM LOT AREA	5,000 SF	312.523 AC
MAXIMUM BUILDING HEIGHT	60	41.3'
MINIMUM FRONT YARD	NONE	206'
MINIMUM INTERIOR-SIDE YARD	NONE	0'
MINIMUM CORNER-SIDE YARD	NONE	1'
MINIMUM REAR YARD	NONE	157'

	REGULATION	# OF OCCUPANTS	REQUIRED	PROVIDED
EDUCATIONAL FACILITY	(LONG-TERM)			
	1 PER 50 STUDENTS	370	8	
	1 PER 20 EMPLOYEES	80	4	
		TOTAL LONG-TERM	12	12
	(SHORT-TERM)			
	1 PER 50 STUDENTS	370	8	
	1 PER 20 EMPLOYEES	80	4	
		TOTAL SHORT-TERM	12	12

LOCATION OF LIGHTING AND SCOREBOARD SHOWN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

TYPE	PROVIDED
STANDARD SPACE	135
STANDARD ACCESSIBLE SPACE	2
VAN ACCESSIBLE SPACE	4
TOTAL PROVIDED	141

PROPOSED SITE PLAN	PUD-01
ARCHITECTURAL ELEVATIONS	PUD-02
LANDSCAPE PLAN	PUD-03

5'6" 5'3" E 11'2"	EX. PROPERTY LINE
-----	EX. ADJOINING PROPERTY LINE
-----	EX. EASEMENT
-----	EX. SETBACKS
MpB NoB	EX. SOIL LINE
1,000' CIRC.	CRITICAL AREA 1,000 FOOT SURROUND
- - - - - 30 - - - - -	EX. MAJOR CONTOURS
- - - - - 125 - - - - -	EX. MINOR CONTOURS
x 124.24	EX. SPOT ELEVATION
(CIRCLE) SPECIMEN TREE T-1	EX. TREE/SPECIMEN TREE W/ TREE ID
+ + + + +	EX. CHAINLINK FENCE
	EX. GUARDRAIL
= = = = =	EX. CURB & GUTTER
S-S	EX. STORM DRAIN LINE,
(S)	EX. SANITARY SEWER LINE,
(S)	EX. SANITARY SEWER MANHOLE
N-W N-E H	EX. WATER LINE,
V-V DOG METER	EX. WATER VALVE, FIRE HYDRANT, METER
-V-G- -V-G-	EX. UNDERGROUND ELECTRIC
O-H-N O-H-N	EX. OVERHEAD WIRE
H B	EX. ELEC. MANHOLE, HANDBOX, PAD MOUNTED TRANSFORMER
L P BSE 950TTO	EX. ELEC. MANHOLE, HANDBOX, LIGHT POLE
⊙ ⊕	EX. POLE MOUNTED TRANSFORMER POLE MOUNTED STREET LIGHT
G - - - - -	EX. GAS LINE
⊙ ⊕	EX. GAS VALVE
[Blue Bar]	PROPOSED ACCESSORY ROUTE
[Green Bar]	PROPOSED CURB



HORD COPLAN MACHT
700 E PRATT ST, SUITE 1200
BALTIMORE, MD 21202
410.837.7311

CIVIL ENGINEER
MK CONSULTING ENGINEERS, LL
1801 PORTER STREET, SUITE 401
BALTIMORE, MD 21230
(866) 309-6153



Cristo Rey Jesuit High School
PLANNED UNIT DEVELOPMENT
MINOR AMENDMENT
1450 BEASON STREET
BALTIMORE, MD 21230

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

[illegible]

Checked By: _____ Checker: _____



I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY LICENSED LANDSCAPE
ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND
LICENSE NUMBER: 4005 EXPIRATION DATE: 10-23-2027

PROPOSED SITE PLAN

PUD-01

NOT FOR CONSTRUCTION

2025-10-30
PUD MINOR AMENDMENT

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THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY

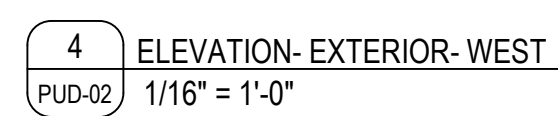
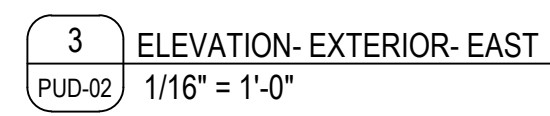
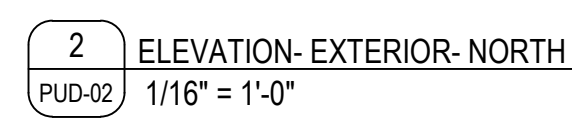
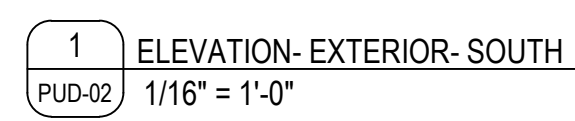
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C

B

A

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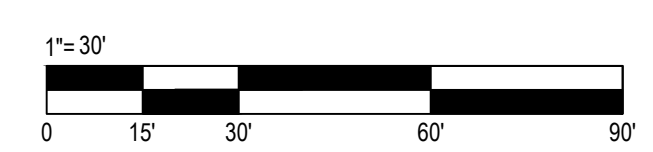


PUD-04	1/2" = 1'-0"
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PROPOSED TREES

EXISTING TREES

IF TREE COMES IN WIRE BASKET: CUT TOP 2 ROWS OF WIRE IN 4 PLACES AND FOLD DOWN INTO HOLE







CRISTO
REY
JESUIT
HIGH
SCHOOL



CRISTO REY
JESUIT HIGH SCHOOL